



## 4 Dower House Parklands | Costessey | Norwich

**Guide Price £350,000**

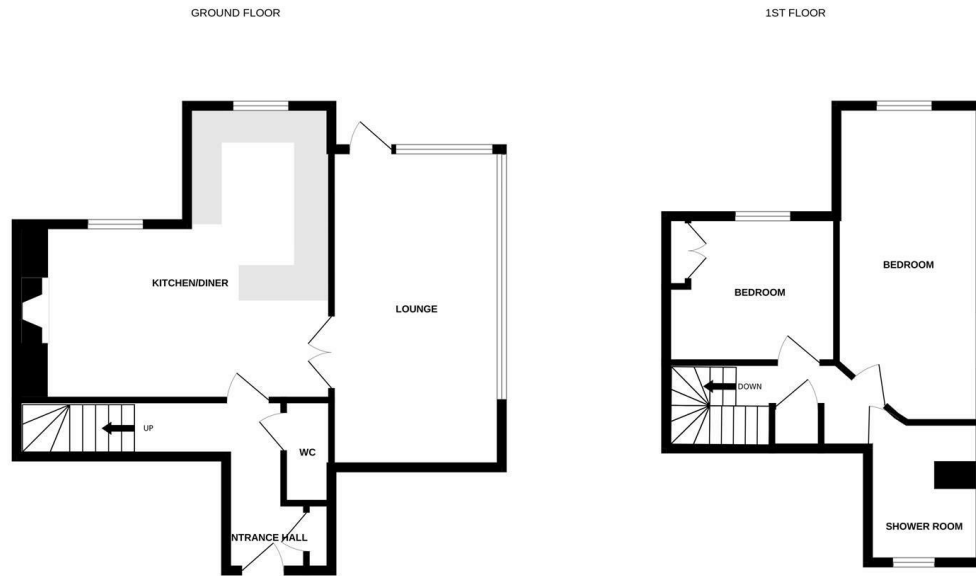
**\*\* GUIDE PRICE £350,000 - £375,000 UNIQUE PROPERTY FOR KEEN GOLFERS AND NATURE LOVERS \*\*** Gilson Bailey are delighted to present this truly unique Grade II listed two-bedroom end-terrace home, known as the Dower House, which combines exceptional history with a stunning, peaceful setting beside the 18th green of Costessey Park Golf Club. The earliest parts of the house, the exterior plinth courses, date from the early 17th century, likely built as a Dower House for a widow of the Jerningham family. The house was later home to families associated with the Costessey Estate, including John Harman, who farmed the land, and James Linall, the craftsman who carved panelling for Costessey Hall. It subsequently served as part of Home Farm until the golf course was established in 1984, marking a new chapter in its history.

Today, this beautiful home renovated in 2015 enjoys south-facing views of the remaining Costessey Hall tower and private access down to the River Tud. The property forms part of a historic courtyard with Grade II listed buildings, including an 18th-century stable block designed by Sir John Soane, adding heritage and character. Inside, the Dower House blends period charm with modern comfort, featuring an entrance hall, a light and airy lounge overlooking the golf course, a modern fitted kitchen/diner, and a ground floor WC. Upstairs are two generous bedrooms and a spacious shower room.

Outside, the home benefits from maintained gardens and its own patio, two off-road parking spaces, and a brick-built storage shed with power. Original features include exposed beams, ornamental fireplaces, exposed brickwork, and oak flooring and







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location

Costessey can be found to the west of Norwich, closeby to amenities including schooling, local shops, pubs and restaurants, also good access to the University of East Anglia, Norfolk & Norwich University Hospital, A47 Southern Bypass and public transport links in and out of Norwich City centre.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to kitchen/diner, WC and stairs to first floor.

#### Lounge 18'11" x 10'2"

Double glazed windows, door to rear, underfloor heating, air con/heating unit.

#### Kitchen/Diner 18'10" x 17'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, two double glazed windows, underfloor heating, exposed fireplace and ceiling beams.

#### WC

Low level WC, hand wash basin.

#### First Floor Landing

Doors to two bedrooms, shower room and airing cupboard.

#### Bedroom One 19'7" x 9'2"

Two double glazed windows, radiator.

#### Bedroom Two 11'2" x 8'8"

Double glazed window, radiator, built in wardrobe.

### Shower Room 12'6" x 7'8"

Large walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Local Authority

South Norfolk District Council, Tax Band D

### Tenure


Leasehold – Term 125 years from 24 June 2016. Please note ground rent is £157.50 per annum and service/maintenance charges are £2403.15 per annum. For further information, please contact the office.

### Utilities

Mains gas, water and electric.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

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#### Tenure

Leasehold  
Term XXXX  
Years from XXXX.

Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.